

A. RICHTER, REAL ESTATE

A Happy New Year to All

Are you going to be a property owner in Greater Salt Lake? A big movement in Real Estate will start soon. Don't wait any longer.

That you can secure a better bargain through me than any other agency in this city is proved by the fact that more homes are sold through my agency. Look at the next column for the proof. The following are picked out of the largest list in the city.

6% acres and 3-room house near 18th South and 11th East; sufficient water right; \$850.

Neat little 4-room house on 6th West near 4th North; the lot 2x10 rods; \$600.

On 4th East near 8th South, good 4-room frame; lot 2x3; will go at \$1,600.

Splendid 4-room brick on T St.; water and electric lights in the house; lot all fenced, and improved with fruit and flowers; lot about 2 1/2 x 6 rods; \$1,750.

A 3-room brick cottage on P St. near Brigham, for \$1,650. How's that?

2x10 rods facing north on 1st North between 6th and 7th West, for \$750.

In the same neighborhood, a 9-room modern 2-story brick, with 5x10 rods, for \$2,350. Can sell it on reasonable terms.

On 7th West near 5th South, can give you a splendid 4-room brick cottage, the lot 5x145 feet to alley, for \$1,550.

On 9th East near 7th South, an up-to-date 6-room modern brick cottage, with 2 1/2 x 9 rods, to go at \$2,850.

On K St. near 6th St., an up-to-date 5-room modern brick cottage for \$2,650, on reasonable terms.

On 1st St., one of the most elegant homes in Salt Lake City. It is on a corner, and 6x10 rods of ground. House has 12 rooms elegantly finished in hardwood. The price, \$18,000.

237 South 3d East, 9-room modern brick cottage; the lot 3x10 rods; barn, and a big sacrifice at \$5,200.

A beautiful modern cottage, up-to-date in every way, on R St. near 3d; east front; the lot 40x120 feet, with alleys in rear and on side; \$3,250.

On Q St., 5-room modern brick cottage, sewer connected, east front, lot 2 1/2 x 7 rods, \$3,250.

The most handsome home on the East bench; near the University; 8-room, modern in every respect; the lot, 50x155 feet, and the price, \$7,000. Located on 13th East near 1st South.

It is certainly a pickup when you can buy 4x20 rods, with 7-room modern brick cottage, furnace, etc.; lots of fruit, shade and lawn; on 6th South near 12th East, for \$5,000.

Near 8th East and 2d South, a brand new 4-room modern brick cottage will be completed in about three weeks, and can sell it for \$2,250 on very easy terms.

235 South 8th East St., a handsome new modern 8-room 2-story white pressed brick residence; double floors; nothing better for sale in the city. It is not quite completed. The price, \$5,500.

Some people want homes built according to their own ideas. I can suit you, providing you will build on my own ground. Look at the property on 7d St. between O and P streets. Pick your lot, tell me what you want, and I am sure we can come to terms and price.

\$11,000 is a big lump of money, but very little for Nos. 148 and 150 Brigham St. The lot 66x155 feet, with 16-room house renting now for \$60 per month.

A few steps east of the County building have an elegant investment proposition; three 9-room modern houses on 5x10 rods of ground, renting now for \$130 per month, at \$15,000; 8 per cent net on money invested.

Some people think West 3d South property is covered with gold dollars. Can give you the choicest corner on that street for about \$150 per foot.

West Temple street property at \$200 per foot. Consider it a safe investment. If you are looking for anything of this kind see me.

On 5th East near 8th South, 4x3 rods with 5-room brick cottage, for \$2,500.

A few cheap lots:

59x165 feet, near 9th South and Ninth East, for \$500.

On 9th South, 3x7 rods facing south, \$700.

On 2d near T St., 2 1/2 x 7 1/2 rods, with alley in rear, \$1,100.

Near 9th South and Ninth East, 50x145 feet, with good and substantial 4-room brick cottage; stairway to attic; water and electric lights in house. Price, \$2,100.

In the same neighborhood, handsome 6-room modern brick cottage, 50x145 feet, \$2,700.

8-room modern 2-story residence on a corner on 1st and S Sts.; lot 2 1/2 x 10 rods; for \$5,000.

On 2d St., south front, choice 7-room 2-story residence. It is elegantly furnished, and has barn, at \$4,000.

On 6th South near 4th East, 5-room house with 2x7 rods, \$2,200.

On 3d St., south front, lot 45x125 feet to alley in rear, and nearly new 9-room modern residence, connected with sewer, at \$7,000.

On 2d St., fine 5-room brick cottage, the lot 3x5 rods, for \$2,500.

On 3d South, 2 1/2 x 10 rods, with a 1 1/2 5-room brick cottage, will sell at \$3,100.

On 8th St. near C, 5-room modern brick cottage, lot 4x4 rods, for \$2,200.

Near University on Elizabeth St., 4-room brick cottage, and the lot, 2 1/2 x 5 rods, \$1,800.

On 3d South near 8th West, 5-room modern cottage, lot 40x140 to alley, \$2,100.

Near 5th South and 7th East, beautiful 4-room frame adobe-lined, nearly new; hardwood oiled floors; water and electric lights in house; lot 2x10 rods; \$1,650.

Near Main and 6th South, nearly new and modern 9-room residence, \$6,750.

Near 10th East and 4th South, handsome 5-room modern brick cottage; lot 2 1/2 x 10 rods; \$3,250.

On Main St. near 10th So., east front, handsome modern 6-room brick cottage; barn, fruit trees, etc.; lot 50x157 feet; \$4,000.

On 1st South near 9th West, 4-room house, lot 25x157 feet, for \$1,100.

5x10 rods on 9th St. near J St. for \$700.

Corner 4th East and 6th South, facing south and west, 2 1/2 x 7 rods for \$1,350.

On 2d St., a handsome 9-room modern residence; furnace, porcelain bath, gas for cooking; the lot 47x125 feet to alley, facing north and east; barn which would cost at least \$700 to build. This whole proposition at \$5,500.

The above are only a very few from my extensive list. Don't fail to see me for anything in the real estate line.

If you need Fire Insurance, I have the agency for the New Hampshire Fire Insurance company; assets, \$4,000,000. If you need fire insurance and want to have it placed with a good safe company, see me.

A. RICHTER,
REAL ESTATE,

19 West First South

Phones 641

It's the Record That Counts

A. Richter's Real Estate Sales During 1905 Increased 33 Per Cent Over 1904.

A. Richter's Clients Are Satisfied Clients

Property listed with him finds ready sale.
Purchasers desiring property find what they want.

A. Richter Sells More Real Estate Than Any Other Agency in the City

His List Is the Largest

Here Are A. Richter's References

Consult any of these people, sales for whom have been made by, and who have bought property of A. Richter during the past year, and see if they are not satisfied.

Marie Francis to J. Lundquist, house, Apricot street \$1,900

John Griffin to Mary E. Foster, cottage, K street 1,750

Harvey Cluff to L. P. Kjergerd, corner 3d and L streets 2,500

Lucille C. Romney to J. M. Wiley, lot, Pierpont street 3,500

L. P. Kjergerd to Hattie Helmsberger, house, J street 3,250

E. L. Custer to S. F. Fenton, lot, 7th street 750

P. J. Enright to L. Lowenstein, residence, 3d street 2,500

Mary Golding to W. H. Scriever, lot, Elm avenue 650

F. Degenhart to R. Kaplan, cottage, Aberdeen street 1,100

O. J. Peterson to C. W. Behl, cottage, Washington avenue 225

Anna Timms to Emily Newcomb, lot, 3d street 1,400

F. Ferguson to M. Kimball, lot, 2d West 1,000

I. Cline to Ida Wilson, residence, 11th East 3,750

D. C. Dart to H. D. Helst, cottage, R street 3,500

C. Vint to Joseph Hause, cottage, U street 3,900

S. Curtis to Percy J. Clark, Windsor avenue 500

T. B. Shannon to W. H. Jones, cottage, 1st street 3,000

C. W. Midgley to H. W. Bouton, cottage, 6th street 2,650

W. H. Jones to T. B. Shannon, residence, 2d street 4,375

C. W. Midgley to F. Wilson, residence, F street 3,400

John Dorius to O. P. Miller, home on State street 5,000

R. Nelsen to Olof Olsen, cottage, Windsor avenue 1,900

R. E. McConaughy to D. Rodebach, residence, 7th East 5,000

Mary Welcker to W. J. Craig, residence on 3d street 6,500

W. H. Jones to James E. Evans, cottage on 1st street 3,000

Stevens Estate to Peter Haack, lot on State street 30,000

George Rhode to John E. Johnson, lot, 10th East 650

C. W. Midgley to Violet Gulo, cottage, I street 2,650

M. Kimball to Parille Hayes, lot, 12th street 850

First M. E. church to Holmes and others 45,500

C. W. Midgley to W. F. Gardner, cottage, 6th street 2,850

Eliza West to M. J. Pritchard, cottage, 6th East 1,400

Aaron Keyser to L. Mastrione, cottage, 7th West 1,800

Henry Bland to C. M. Robinson, terrace, 5th South 12,500

Pauline Shefter to Rosie McKague, cottage, Euclid avenue 700

Lucy A. Richter to Elizabeth MacLean, residence, 2d street 6,500

J. M. Wiley to Julia V. Warrum, lot on 2d street 1,250

Aaron Keyser to Georgia Hammond, cottage, 7th West 1,750

Elizabeth MacLean to Lucy A. Richter, cottage, N street 3,850

Annie Wright to Lou Dunn, cottage, 11th East 1,850

C. W. Midgley to Christie P. Leigh, residence on Strawberry 4,500

J. W. Cottle to Lucy A. Richter, lot on 3d street 9,500

Julia McFadden to F. G. Schumacher, St. Mark's school house 16,500

P. Johnson to P. J. Ouellette, cottage, Windsor avenue 2,500

Mary Mayberry to A. H. Ohlnd, lots, Blaine avenue 300

J. W. Hall to Florence Walden, cottage, P street 2,250

Lucy A. Richter to A. B. Greenson, residence, Q street 3,400

L. B. Hampton to Clara Moebest, cottage, 9th South 1,550

C. W. Midgley to H. S. Harper, cottage, 6th street 2,750

H. Brain to W. Worthen, cottage on 5th East 1,000

E. Sherard to C. C. Pratt, lots on Lincoln avenue 500

Emma Muhlfeldt to J. C. Manning, three acres in Bountiful 350

W. G. Roylance to J. L. Richards, lot, 9th East 800

Aaron Keyser to Fanny Barker, cottage, 7th West 1,900

Mary Golding to R. L. Brandy, lot on Elm avenue 635

J. S. Ferris to Glen R. Bothwell, lots in Kimball subdivision 1,467

Hugh Roberts to L. B. Moore, residence on 5th East 3,350

Newell Beaman to D. M. Helmick, cottage, 12th East 2,750

Emma Player to Julia C. Taylor, lot, 8th East 2,940

Lucy A. Richter to C. H. Miller, residence, N street 4,250

Lucy A. Richter to W. N. Clark, residence, 2d street 4,500

T. J. Armstrong to J. J. Farrell, residence, U street 4,200

T. J. Armstrong to E. G. Gowan, residence, U street 4,000

J. P. Kjergerd to Minnie E. Curtis, residence, M street 4,000

A. D. St. Clair to H. L. Thomas, house and lot on Brigham 4,250

Anna M. Utt to J. L. Johnson, house, 6th South 1,100

Ruth H. Pettit to Louis Decker, cottage, Windsor avenue 2,000

Mary Duncombe to J. R. Frame, residence, P street 4,000

Utah Nursery company to C. S. Vadner, acreage, 9th East 3,600

W. S. McCormick to Emma C. Helkes, residence, Q street 3,225

L. Goldberg to P. W. Nicol, block, Commercial street 15,000

N. G. Stringham to Mrs. T. Trapp, house, Edith avenue 3,350

Edwin Clephas to A. H. Warren, lot, East 1st South 4,800

Mrs. Pierson to Hatfield, house, 3d South 1,900

A. Anderson to W. Clark, five acres, Cottonwood 1,650

Lucy A. Richter to H. D. Heest, one-half interest lot, 3d street 5,000

F. W. Benson to Thomas Drury, house on 8th South 1,150

Jessie Duncan to L. H. Farnsworth, house, 8th West 2,250

Orson Howard to John Held, cottage, Center street 3,000

L. P. Kjergerd to Hattie Helmsberger, house, J street 3,500

John Brown to A. H. Walsh, barn lot, 2d street 150

D. C. Dart to H. D. Helst, lot, 3d street 1,250

Oblan & Knight to W. J. Craig, lot, 1st South street 11,000

J. M. Wiley to W. F. Wilkinson, cottage, Windsor avenue 2,100

R. B. Whittemore and J. E. Busby to J. Mulryan, cottage, O street 2,100

A. RICHTER,
REAL ESTATE,

19 West First South

Phones 641

FOR SALE—REAL ESTATE.

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FOR SALE—REAL ESTATE.

thought of or contemplated between Miss Armitage and Dr. Park; but upon his death the woman sought to obtain a third interest in his property on the ground that the deceased "sealing" constituted a marriage. The highest authorities in the church testified that these sealings had only reference to a future and spiritual life; the lower court held that Mrs. Hilton's claim was preposterous, especially in view of the fact that for twenty-eight years she had been the wife of Hilton, raising a large family and dealing property as Mrs. Hilton. The supreme court, however, decided that the sealing made her Park's wife and entitled her to a third of his estate. In a hearing they confirmed this decision.

MIXED RELATIONSHIPS.
Thus the man and woman who had no idea they were husband and wife, the public while by act and deed had supposed Mrs. Hilton the wife of the man to whom she had reared a large family, were all in the wrong. There was no way in this case, and there can be no way in any further case, for attorneys to know who were man and wife, Mrs. Hilton was not Mrs. Hilton, but Mrs. Park; and Mrs. Hilton, with his large family, who thought himself a married man, was a single man; and Dr. Park, the president of the State university of Utah and state superintendent of public instruction, who till his death supposed himself a bachelor, was really a married man; and one-third of all the property he had given to the State university, as well as all other he possessed, became the property of Mrs. Hilton as Mrs. Park. As the cost of title insurance is no more than the ordinary charge for an abstract and an attorney's fee, buyers easily protect themselves against such contingency by taking out a guaranty policy. A company for this purpose has long been in existence in Salt Lake, and has as its head of its legal department United States Senator George Sutherland. Its capital (a quarter of a million dollars, paid up in cash) forms an absolute guaranty against defects and is made surety under a contract binding in law to cover all losses. As its name indicates, The Home Trust & Savings company is composed of home men and capital to safeguard these home interests.

FORGED TITLES.
The deeds, mortgages and releases forged by a former clerk of the supreme court in Utah, who was also acting as a loan-broker and promoter, have caused much loss to investors in Salt Lake. As defects in the line of forged titles do not appear in the records of the county, attorneys who examine them are naturally misled. These cases are similar to the one in Illinois (reported in 109 Ills. 466, Pys vs. Pry); a deed to John Pry was made by Pry, who were minor, was left with John Pry for them. He erased the name of Hamilton Pry and the letter "W" in the name of John W. Pry, then placed the altered deed on record. He then conveyed various portions of innocent purchasers without notice of erasure or forgery. The court decided that the erasures were forgeries and the innocent purchasers took no title. In addition to the money lost by the forgeries of the supreme court clerk in Salt Lake, and scarcely less noted, were the forgeries of P. J. Conway, a prominent loan agent, who caused no end of trouble to honest investors. Cases of insanity, undisclosed possession, unrecorded contracts, improper delivery of deeds, wrongful insertion of names in deeds, faulty judicial sales, releases by deed before maturity and incorrect construction of wills—none of which defects would show in the abstract—have arisen to inflict serious losses on innocent purchasers. Such losses have to be stood like a loss of the money that they insured against them as he would against a loss by fire. The guaranty policies issued by The Home Trust & Savings company are absolute security to the holder. When one purchases land the chief value is in the title, not the soil. The title gives the right to occupy without interference, the right to sell, transfer and devise by will—in short, the right to possess, enjoy and alienate. Therefore, it is important to every buyer of real estate that his title not only appear good on the surface, but that it is guaranteed through an insurance policy backed by the whole financial strength of the corporation.

Thus, while many innocent investors have, through no fault of their own, suffered great loss from bad titles here, those who have properly safeguarded themselves with insurance have in every case been protected. When The Home Trust & Savings company writes a guaranty policy, it guarantees that the title is good, and is required by its contract and by the law to make it good. One case in Salt Lake where the title was attacked cost the Trust company insuring it more in legal expenses than the land was worth; but the owner got his title confirmed without one cent of expense to himself. Stephen H. Lyon, the manager of this company, which occupies the ground floor of the McCormick building, is authorized for the statement that title insurance, averaged through the year, costs a holder less than they would have to pay for abstracts and examination. With such protection, strangers or home investors are as safe in buying real estate in Salt Lake as they would be in New York or Chicago, where no one ever thinks of going without such insurance. With a big year ahead in real estate, it is important that investors should not be driven away by our record of defective titles.

GROSS NEGLIGENCE.
Gradually buyers began to learn that neither abstracts nor attorneys were liable, notwithstanding losses resulted on titles that had been pronounced by them as good. In the first place, even where grossly negligent, they could only be responsible to the one who actually hired them, and not to subsequent users of the abstracts and certificates. Furthermore, they could only be held in any case for a reasonable degree of skill and care. Not a single case is known in Utah where an examiner of a title has had to make good the loss incurred through his mistakes, though such losses to property owners have been many. Here, as in New York, London, Chicago and all good-sized cities, the only safe rule for the buyer or owner of real estate is to have his title insured. This protects against every kind of mistake, uncertainty and error of judgment. Of course, those who insure titles have to take their losses, but it is easier for a company to do this than for an individual. In all states there exist these defects in titles which the best, most reliable attorneys cannot discover, and which they cannot disclose consequently to their client. This is peculiarly true in Utah, as was brought startlingly to light in the now celebrated

HILTON-PARK IMBROGLIO.
Scores of the best attorneys had passed favorably titles affected by this fault-in-fact, no attorney had ever suspected there was anything wrong with them. There is not a title in Utah which is not liable sometime to come under this same category, owing to the legal significance given by the supreme court to the ceremony known in the Mormon church as "sealing" which invests the woman with the legal rights of a wife in property. As no public record is kept of such "sealings," and as a wife in Utah enjoys in fee a one-third interest in her husband's real estate, the precarious nature of titles unless insured becomes obvious.

A synopsis of the now noted (if not notorious) "Hilton case" is as follows: Miss Armitage was a young lady in the Mormon church; Dr. Park was a widely known, highly respected, prominent and wealthy member of the same church. Becoming ill to the point of death, Miss Armitage was advised by her attending physicians that she could not recover. This was in 1872. In order to gain celestial blessings according to the doctrines of her church, she asked to be sealed to some good man, and Dr. Park was chosen. To the surprise of physicians and friends, Miss Armitage recovered; in time married William Hilton, a well-known policeman of this city, and was the respected mother of eleven children. Mrs. Hilton deeded property as the wife of Hilton. Dr. Park remained a bachelor, accumulated property and deeded it. On Sept. 30, 1900, he died, bequeathing his large real estate holdings to the University of Utah. None of the relations of man and wife had ever been

BUY NOW. PRICES WILL BE HIGHER IN THE SPRING.
\$1,900.00 for 2-room house, 26-foot lot, good condition and nicely located on 1st E. Owner wishes to close out his Salt Lake holdings, having company here no longer. Another for \$1,900.00; 6-room home, 42-foot lot, 2d E. near 7th So. \$2,500.00—8-room, 1st summer kitchen on 8th E. near 3d So. \$3,000.00—Two 5-room houses on 9th E. between 9th and 10th So. will be completed in about two weeks. Modern plumbing, natural finish, complete basement. Do not fail to examine these properties, which for price and construction cannot be beaten. \$3,200.00—5-room white pressed brick modern plumbing, laundry, tubs, hard wood floors, \$50.00 marble, on North bench. \$7,000.00—The E. W. Wilson home, 41 E. 2d St. 10 rooms, very modern convenience; a beautiful home; very reasonable terms. Vacant lots in all localities. We have some snags in business property. WILSON-SHERMAN CO., 52 West Second South. Tel. 492.

REAL ESTATE FOR SALE.

THE real estate department of The Home Trust & Savings company has no only the advantage of a large list of business and residence property, which it will sell at a low price, but the added advantage of financial ability to handle every kind of legitimate investment. It paid up cash capital of \$250,000. Its president and officer is the third largest owner of real estate in Utah, while its director is president of the business in the business activities of Salt Lake. Consistent with the confidential relation it holds to clients and clients, the most careful inquiry into its standing or that of its officers from any who may no longer be in the business of the Home Trust & Savings company in Salt Lake City will do well to write us for detailed information. Our properties include business blocks, vacant sites, apartment and flat locations, trackage, structures yielding fixed incomes. We will be glad to give explicit explanation in all instances of investments. Our offices and their appointment, occupying the ground floor of the McCormick building on the block, are at the service of our patrons. The care of property for non-residents a specialty. Titles guaranteed. THE HOME TRUST & SAVINGS CO. Paid up capital \$250,000. President, George Sutherland and Aaron Keyser, Vice Presidents, K. D. Hardy, Cashier, S. H. Lynch, Manager, P. H. Lannan, W. E. Borah, George W. W. Morgan, A. C. Ewing, Directors.

R. K. Hardy, Manager Real Estate Dept. S. H. Boyle, Manager Title Department. **BUY NOW AND SAVE MONEY.** Prices are advancing constantly. Arrange with us NOW to build your home on our various vacant lots. Building will cost you at least 10 per cent more in cost than if you build now. **WANT A HOME?** It's too expensive. Will build you a home on easy terms.

VACANT LOTS. 40x165 feet to alleyway, on 7th E. bet 8th and 9th South, \$600. Same size, corner \$1,000; best car service in city; cement walks, etc. 30x125 feet to alleyway, on 2nd street same locality, \$200. 41x121 feet to alleyway, on 4th So. and 13th E., \$900; corner, same size, \$650. 40x125 feet to alleyway, on 2nd street 4th So. and 13th E., \$250 and \$275 each. 6x7 rod corner and alleyway in rear 9th East and 13th So. \$100. 2 1/2 x 7 rods to alleyway, near 9th East and 2nd South, \$250. 40x135 feet to alleyway, near 8th So. and 2nd West, \$187.50.

30-foot front lots on 8th So. and 9th West, \$25. \$250 each. These lots will make easy terms on any of above lots and you cannot duplicate them for the price in this city. **BUSINESS PROPERTY AND INVESTMENT.** Fine, large corner business property, of paved street; close in, \$185 per foot. 60x125 feet trackage property, close in for sale, \$250. This property cannot be bought the adjoining property for less than \$500 per foot. 70x125 feet corner trackage for \$600. 75x125 feet on West Temple, near Third South, \$15,000. 150x125 feet corner, with warehouse trackage, W. 3rd So., \$15,000. 150x125 feet corner on State St., \$300 per foot. 20x20 rods near Main and Eighth South, \$100.

See us. We have a large, exclusive list. Peterson Real Estate Inv. Co., 330 South Main St. Members Real Estate Association.

CHRISTMAS AND NEW YEAR SNAPS.

New 2-room pressed red brick, large rooms, pantry and closet; large lot, 100x125 feet to alley; close to car lines and school; good location, S. E., \$1,100. Good 8-room, frame, modern, in fine condition; lot 2x8 rods, east front; good location North bench, between 2nd and 3rd Sts., \$1,800. 10x100 lots, 5x127 to alley, near Emerson school; east or south front, \$40 to \$400 per pair; easy terms.

A. RICHTER,

19 West First South.

Look at the corner 1st and S Sts. 9-rm. mod. 2-story residence, lot 50x125 feet. It is up-to-date in every way, including bath; \$5,000; \$2,000 cash, balance on 4th E.; lot 2x7 rods, and the price only \$2,300. On K St., near 6th, beautiful modern 5-room brick cottage; terms can be arranged \$2,500. For speculation and investment nothing better offered for sale than Nos. 14 and 15, between 1st and 2nd Sts., 4x3 rods, and on it a 2-story double house renting for \$80 per month. Can be remodeled into an apartment house very easily. Inquire for yourself prices asked for adjoining property, and you will find nothing a cheap investment property. Price \$11,000.

If you are looking for a little farm, have one in Cottonwood of 25 acres, \$500 3-room house and plenty of water.

W. E. RICHTER,

19 West First South. 'Phones 641

RANGE LANDS. UTAH and WYOMING, for sale or lease in Cripple Creek and Denver. **UNITED PACIFIC CATTLE CO. COMPANY.** Sheepmen and Cattlemen—Your last chance to purchase large and small tracts of good grazing land on long-term contract; easy terms. Price from 75 cents to \$1.00 per acre. For particulars write or call on E. J. WILLS, Agent U. P. R. Co. Lands, 55 West Second South St., Salt Lake City, Utah. **ACREAGE to sell or trade** close in south of city. Geo. Saxton, 32 S. Main. **SIX by seven rods, with 6-room house** corner 2d and 1st Sts., \$2,000. **GEO. SAXTON,** 32 Main Street.

OR TRADE. fine income business property in Cripple Creek and Denver. Good paying abstract business in Colorado Springs. Also established machine business in Colorado, cultivated farms in Missouri, producing mines in Cripple Creek. Will trade for a large proposition, something good, in Utah. Send for printed list of bargains to T. J. Moynahan, Cripple Creek, Colo.

A GOOD 4-room house; lot 100 foot front, 10 rods deep; good flowing well for sale cheap. Geo. Saxton, 32 S. Main.

HOUSTONS THE HOUSES

Have bargains in houses. 251 S. Main.

WE SELL real estate—that's all. Tuttle Bros., 146 Main St. Red ball sign.

WHEN you buy or sell property, keep in mind the fact that we make correct abstracts.

Guaranteed against all errors in titles. Examine titles.

Attend all details of purchase or sale. The Home Abstract Co., Cor. Main & 1st St. Under Deseret bank.

WE HAVE a few choice modern homes at a bargain. W. J. Halloran, 14 W. 3d South. Both 'phones 224.

CANNON & CANNON

15 East South Temple St.